096.0	0004	0005.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,258,000	/	1,258,000
USE VALUE:	1,258,000	/	1,258,000
ASSESSED:	1,258,000	/	1,258,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
86		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAUS CRISTOPH & ANA B	
Owner 2:		
Owner 3:		
Street 1:	86 COLUMBIA RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	GRAHAM GORDON C--ETAL -
Owner 2:	CROZIER JILL -
Street 1:	86 COLUMBIA ROAD
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 19,020 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Wood Shingle Exterior and 3028 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	19020.000	563,200	1,400	693,400	1,258,000
Total Card	0.437	563,200	1,400	693,400	1,258,000
Total Parcel	0.437	563,200	1,400	693,400	1,258,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 415.51 | /Parcel: 415.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	62951
GIS Ref	
GIS Ref	
Insp Date	09/13/18

!7870!

PREVIOUS ASSESSMENT

Parcel ID: 096.0-0004-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	562,900	1400	19,020.	693,400	1,257,700	1,257,700	Year End Roll	12/18/2019
2019	101	FV	415,100	1400	19,020.	693,400	1,109,900	1,109,900	Year End Roll	1/3/2019
2018	101	FV	415,100	0	19,020.	594,400	1,009,500	1,009,500	Year End Roll	12/20/2017
2017	101	FV	415,100	0	19,020.	554,700	969,800	969,800	Year End Roll	1/3/2017
2016	101	FV	415,100	0	19,020.	475,500	890,600	890,600	Year End	1/4/2016
2015	101	FV	405,100	0	19,020.	426,000	831,100	831,100	Year End Roll	12/11/2014
2014	101	FV	405,100	0	19,020.	394,300	799,400	799,400	Year End Roll	12/16/2013
2013	101	FV	405,100	0	19,020.	375,900	781,000	781,000		12/13/2012

PRINT

Date	Time
12/10/20	22:28:26

LAST REV

Date	Time
02/27/20	10:30:55

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7870

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRAHAM GORDON C	53203-539		7/15/2009		758,000	No	No		
	21362-432		8/1/1991		200,000	No	No		L

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/8/2019	1600	Dormers	149,300	O				
12/12/2011	1616	Re-Roof	11,042	C				ADD SKYLIGHT
1/8/2008	15	New Wind	12,400			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	Meas/Inspect	BS	Barbara S
6/2/2009	Meas/Inspect	189	PATRIOT
11/8/1999	Mailer Sent		
10/15/1999	Measured	266	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	62951
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		19020		Sq. Ft.	Site		0	70.	0.52	4									693,420						693,400	

Total AC/HA:	0.43664	Total SF/SM:	19020	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	

Total: 693,420 | Spl Credit | Total: 693,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.13369262
Const Adj.:	1.01989794
Adj $ / SQ:	144.531
Other Features:	109250
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	631384
Depreciation:	68189
Depreciated Total:	563195

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	2	HB	1

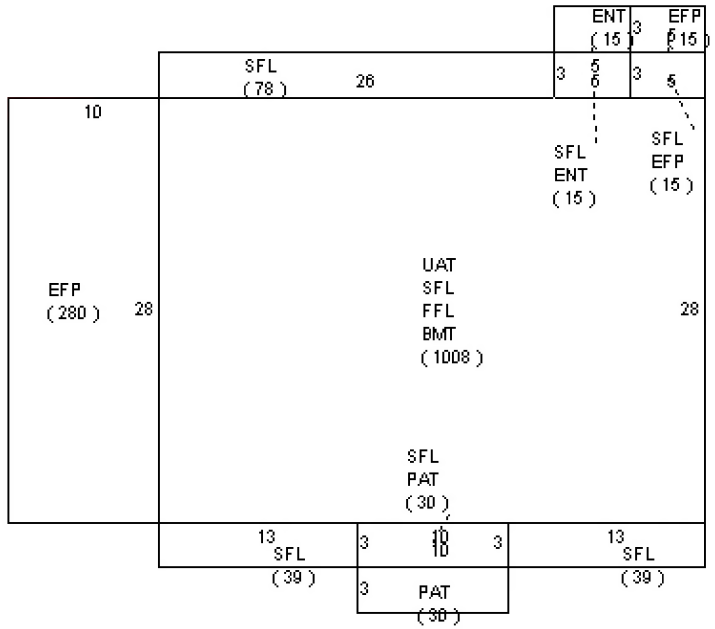
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	174.88
Special Features:	0	Val/Su Net:	147.01
Final Total:	563200	Val/Su SzAd	259.44

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,163	144.530	168,061
BMT	Basement	1,008	60.270	60,752
FFL	First Floor	1,008	144.530	145,688
EFP	Enclos Porch	310	36.720	11,384
UAT	Upper Attic	252	101.170	25,495
PAT	Patio	60	6.120	367
ENT	ENTRY	30	26.930	808

Net Sketched Area:	3,831			Total:	412,555
Size Ad	2170.7999	Gross Are	4648	FinArea	3028

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	
SFL	95				
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 096.0-0004-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X16	A	AV	1995	0.00	T	19.2	101						
19	Patio	D	Y	1	45X13	A	AV	1995	2.89	T	19.2	101			1,400			1,400

More:	N	Total Yard Items:	1,400	Total Special Featues:		Total:	1,400